

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

April 25, 2002

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *March 28, 2002* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TM-0017-02 - TULE SPRINGS PLAZA - TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF SEVEN VALLEYS REALTY, INC. - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 41 acres located adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), TC (Town Center) Zone, Ward 6 (Mack).
2. TM-0018-02 - CHEYENNE AT SHADY TIMBER - SUNSET PHD, LIMITED PARTNERSHIP, ET AL - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 15.88 acres adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street (APN: 137-12-401-022, 030 and 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
3. TM-0020-02 - GOWAN/ CLIFF SHADOWS CONDOMINIUMS - CLIFF SHADOWS CONDOMINIUMS, LIMITED LIABILITY COMPANY ON BEHALF OF JULIET PROPERTY COMPANY - Request for a Tentative Map FOR A 320- UNIT CONDOMINIUM SUBDIVISION on 20 acres located adjacent to the southeast corner of Cliff Shadows Parkway and Gowan Road (APN: 137-12-301-003, 004, 011 and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
4. TM-0021-02 - JONES/HORSE AT IRON MOUNTAIN RANCH - PRENT LAND ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR A 60 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20 acres located adjacent to the southeast corner of Brent Lane and Jones Boulevard (APN: 125-12-201-001 and 002), U (Undeveloped) Zone [DR (Desert Rural Density) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

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5. TM-0022-02 - SPRING MOUNTAIN RANCH UNIT 91 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR A 150 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.52 acres adjacent to the northeast corner of Frontage Road and Ackerman Avenue (APN: 125-08-310-003 and 125-08-410-001), R-PD12 (Residential Planned Development - 12 Units Per Acre) and C-2 (General Commercial) Zones and R-E (Residence Estates) under Resolution of Intent to R-PD10 (Residential Planned Development - 10 Units Per Acre), Ward 6 (Mack).
6. TM-0024-02 - PINE COVE III & IV - PAULA M. WALLACE ON BEHALF OF HEARTHSTONE HOMEBUILDERS - Request for a Tentative Map FOR A 33-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres located adjacent to the south side of Gowan Road, approximately 285 feet east of Durango Drive (APN: 138-09-301-002 and 003), U (Undeveloped) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) Zone, Ward 4 (Brown).
7. TM-0025-02 - TERRAGONA ESTATES - RL HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.48 acres located adjacent to the southwest corner of El Capitan Way and Brent Lane (APN: 125-08-203-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).
8. TM-0026-02 - PAVONA ESTATES - ESHANOLLAH AND JANET KASHANI, ET AL ON BEHALF OF RL HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 68-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.26 acres generally located adjacent to the southeast corner of Thom Boulevard and Severance Lane (APN: 125-13-803-001, 002, and 003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
9. A-0012-02(A) - ALEXANDER AND PHILLIP MACKOVSKI - Petition to annex 2.50 acres generally located 290 feet south of Alexander Road and 300 feet west of Cimarron Road (APN: 138-09-101-011), Ward 4 (Brown).
10. A-0013-02(A) - DONALD AND BETH SYLVESTER - Petition to annex 2.07 acres generally located 300 feet north of Buckskin Avenue and 640 feet east of Cliff Shadows Parkway (APN: 137-12-301-013), Ward 4 (Brown).

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11. **A-0014-02(A) - SHOEN LONE MOUNTAIN, LIMITED PARTNERSHIP** - Petition to annex 4.57 acres generally located on the south side of Lone Mountain Road, approximately 670 feet east of Puli Road (APN: 137-01-101-003), Ward 4 (Brown).

PUBLIC HEARING ITEMS:

12. **ABEYANCE - U-0011-02 - HIGHLAND PARTNERSHIP ON BEHALF OF CINGULAR WIRELESS** - Request for a Special Use Permit FOR A 62-FOOT TALL WIRELESS COMMUNICATION TOWER (MONOPOLE) on 0.18 acres located at 1111 Desert Lane (APN: 162-04-501-003), P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).
13. **GPA-0001-02 - CITY OF LAS VEGAS** - Request to amend Map #2 of the Master Plan Recreation Trails Element TO DELETE AN EQUESTRIAN TRAIL THAT EXTENDS SOUTH FROM PULI DRIVE AT ALEXANDER ROAD TO CHEYENNE AVENUE (APN: 137-11-000-001, 137-12-101-008, 137-12-201-001, 006, 007, 137-12-301-001, 002, 009, 010, 137-12-401-001), Ward 4 (Brown).
14. **GPA-0004-02 - FARM INTERCHANGE, LIMITED LIABILITY COMPANY ON BEHALF OF ASTORIA HOMES** - Request to amend a portion of the Town Center Plan of the General Plan FROM: SC-TC (Service Commercial - Town Center) TO: SX-TC (Suburban Mixed Use - Town Center) on approximately 26 acres adjacent to the west side of I-95, north of the Farm Road alignment (APN: 125-17-201-002), Ward 6 (Mack).
15. **GPA-0005-02 - SAMARITAN HOUSE, INC.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: H (High Density Residential) and GC (General Commercial) TO: PF (Public Facility) on 0.55 acres located on the west and east sides of Fourth Street, approximately 400 feet north of Washington Avenue (APN: 139-27-603-013 and 014), Ward 5 (Weekly).
16. **Z-0020-02 - SAMARITAN HOUSE, INC.** - Request for a Rezoning FROM: R-3 (Medium Density Residential) TO: C-V (Civic) on 0.55 acres located on the west and east sides of Fourth Street, approximately 400 feet north of Washington Avenue (APN: 139-27-603-013 and 014), PROPOSED USE: SPECIAL CARE FACILITY AND PARKING LOT, Ward 5 (Weekly).

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17. **Z-0020-02(1) - SAMARITAN HOUSE, INC.** - Request for a Site Development Plan Review and Reduction of On-Site Landscaping FOR A PARKING LOT on 0.55 acres located on the west and east sides of Fourth Street, approximately 400 feet north of Washington Avenue (APN: 139-27-603-013 and 014), R-3 (Medium Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Weekly).
18. **GPA-0006-02 - TONY WOOD-YICK AND LOUISA WAI-YEE CHOW, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium Low Density Residential) TO: SC (Service Commercial) on 4.39 acres located adjacent to the northwest corner of Centennial Parkway and Thom Boulevard (APN: 125-24-801-017), Ward 6 (Mack).
19. **Z-0021-02 - TONY WOOD-YICK AND LOUISA WAI-YEE CHOW, ET AL** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 4.39 acres located adjacent to the northwest corner of Centennial Parkway and Thom Boulevard (APN: 125-24-801-017), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).
20. **GPA-0007-02 - COUNTY OF CLARK (PARKS AND RECREATION)** - Request to amend a portion of the Southeast Sector of the General Plan FROM: ML (Medium Low Density Residential) and SC (Service Commercial) TO: PF (Public Facility) on approximately 16.62 acres located adjacent to the southwest corner of Martin L. King Boulevard and Carey Avenue (APN: 139-21-102-011 and 012), Ward 5 (Weekly).
21. **GPA-0008-02 - CARLOS AND AMPARO RAGUDO** - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium Low Density Residential) TO: O (Office) on 2.5 acres located adjacent to the north side of Cheyenne Avenue, approximately 650 feet east of Fort Apache Road (APN: 138-08-401-008), Ward 4 (Brown).
22. **Z-0022-02 - CARLOS AND AMPARO RAGUDO** - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] TO: O (Office) on 2.5 acres located adjacent to the north side of Cheyenne Avenue, approximately 650 feet east of Fort Apache Road (APN: 138-08-401-008), PROPOSED USE: SINGLE-STORY, GENERAL OFFICE, Ward 4 (Brown).

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23. **GPA-0009-02 - MOHAMED AHMED ON BEHALF OF KB HOME NEVADA, INC.** - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: L (Low Density Residential) TO: ML (Medium-Low Density Residential) on 2.5 acres located adjacent to the southwest corner of Alexander Road and Campbell Road (APN: 138-08-101-004), Ward 4 (Brown).
24. **Z-0023-02 - MOHAMED AHMED ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 2.5 acres located adjacent to the southwest corner of Alexander Road and Campbell Road (APN: 138-08-101-004), PROPOSED: 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).
25. **V-0021-02 - MOHAMED AHMED ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Variance TO ALLOW 8,443 SQUARE FEET OF OPEN SPACE WHERE 11,500 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.5 acres located adjacent to the southwest corner of Alexander Road and Campbell Road (APN: 138-08-101-004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 4 (Brown).
26. **Z-0023-02(1) - MOHAMED AHMED ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Site Development Plan Review FOR A 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.5 acres located adjacent to the southwest corner of Alexander Road and Campbell Road (APN: 138-08-101-004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 4 (Brown).
27. **GPA-0010-02 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PR (Parks/ Recreation/ Open Space) TO: PF (Public Facilities) on 12.5 acres located adjacent to the southeast corner of Deer Springs Way and Thom Boulevard (APN: 125-24-701-018), Ward 6 (Mack).
28. **Z-0027-02 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 12.5 acres located adjacent to the southeast corner of Deer Springs Way and Thom Boulevard (APN: 125-24-701-018), PROPOSED USE: WATER RECLAMATION CENTER, Ward 6 (Mack).

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29. **Z-0014-02 - KOLOB, EL DURANGO AND CORONO PARK, LIMITED LIABILITY COMPANIES, ET AL** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 160 acres located adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: Multiple), PROPOSED USE: MIXED RESIDENTIAL, Ward 6 (Mack).
30. **Z-0018-02 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on approximately 2.48 acres located adjacent to the west side of Sandhill Road, approximately 250 feet south of Bonanza Road (a portion of APN: 140-31-102-002), Ward 3 (Reese).
31. **Z-0019-02 - R.B. PETERSEN CONSTRUCTION COMPANY ON BEHALF OF SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 7.74 acres located adjacent to the south side of Ackerman Road, approximately 325 feet west of Durango Drive (APN: 125-08-806-001 and 002), PROPOSED USE: 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
32. **Z-0019-02(1) - R.B. PETERSEN CONSTRUCTION COMPANY ON BEHALF OF SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.74 acres located adjacent to the south side of Ackerman Road, approximately 325 feet west of Durango Drive (APN: 125-08-806-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).
33. **Z-0024-02 - TYNDALL, LIMITED LIABILITY COMPANY ON BEHALF OF RSC HOLDINGS** - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 5.0 acres adjacent to the northwest corner of Hickam Avenue and Pioneer Way (APN: 138-03-305-006), PROPOSED USE: 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).

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34. **Z-0024-02(1) - TYNDALL, LIMITED LIABILITY COMPANY ON BEHALF OF RSC HOLDINGS** - Request for a Site Development Plan Review FOR A 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres adjacent to the northwest corner of Hickam Avenue and Pioneer Way (APN: 138-03-305-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre], Ward 4 (Brown).
35. **Z-0025-02 - 1980 JARRETT FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 12.5 acres located adjacent to the northeast corner of Bradley Road and Deer Springs Way (APN: 125-24-601-004 and 007), PROPOSED USE: 38-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
36. **Z-0026-02 - JARRETT CHILDRENS TRUST 1980 ON BEHALF OF D.R. HORTON, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 18.3 acres located adjacent to the northeast corner of Thom Boulevard and Deer Springs Way (APN: 125-24-604-005, 006, 125-24-603-005 and 008), PROPOSED USE: 55-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
37. **VAC-0027-02 - JARRETT CHILDRENS TRUST 1980 ON BEHALF OF DR HORTON, INC.** - Petition to vacate Jarrett Avenue between Thom Boulevard and Decatur Boulevard, Ward 6 (Mack).
38. **V-0017-02 - CARLOS DELGADO** - Request for a Variance TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE A FIFTEEN-FOOT CORNER SIDE YARD SETBACK IS THE MINIMUM REQUIRED on 0.17 acres at 3908 Grass Valley Place (APN: 139-31-610-014), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).
39. **V-0018-02 - RANCHO DRIVE PARTNERSHIP ON BEHALF OF LUCCHESI GALATI ARCHITECTS** - Request for a Variance TO ALLOW A SINGLE FAMILY HOME TO BE 40-FEET IN HEIGHT AND THREE STORIES TALL WHERE THE MAXIMUM ALLOWED IS 35-FEET IN HEIGHT AND TWO-STORIES TALL on approximately 74.46 acres located at 5050 North Rainbow Boulevard (APN: 125-35-301-014), R-E (Residence Estates) Zone, Ward 6 (Mack).

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40. V-0020-02 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY - Request for a Variance TO ALLOW 8 PARKING SPACES WHERE 15 PARKING SPACES ARE THE MINIMUM REQUIRED FOR A MULTI-FAMILY DEVELOPMENT on 0.48 acres located adjacent to the southwest and southeast corners of "E" Street and Adams Avenue (APN: 139-27-210-106 and 107), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
41. SD-0013-02 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY - Request for a Site Development Plan Review and a Reduction of Perimeter Landscaping FOR A 10-UNIT MULTI-FAMILY DEVELOPMENT on 0.48 acres located adjacent to the southwest and southeast corners of "E" Street and Adams Avenue (APN: 139-27-210-106 and 107), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
42. V-0024-02 - 11th STREET LIMITED PARTNERSHIP ON BEHALF OF COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA - Request for a Variance TO ALLOW A THREE-STORY, 36 FOOT HIGH BUILDING IN AN R-4 (HIGH DENSITY RESIDENTIAL) ZONE WHERE A MAXIMUM OF TWO- STORIES AND 35 FEET TALL IS THE MAXIMUM BUILDING HIEGHT ALLOWED on 2.23 acres located adjacent to the north side of Stewart Avenue, between Eleventh Street and Maryland Parkway (APN: 139-35-211-042 through 049, 069 and 070), C-2 (General Commercial), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones [PROPOSED: R-4 (High Density Residential)], Ward 5 (Weekly).
43. U-0171-89(3) - KENNETH AND DONLEE SIMKINS ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review on an approved Special Use Permit which allowed a 12 foot x 24 foot off-premise advertising (billboard) sign at 1323 South Main Street (APN: 162-03-110-088), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).
44. U-0006-90(3) - McELHOSE TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at located 1535 North Eastern Avenue (APN: 139-26-505-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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45. U-0298-94(2) - MINI-MASTERS, INC. ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 6900 West Craig Road (APN: 138-03-602-011 and 015), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
46. U-0010-97(1) - POOLE-SANFORD, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review on an approved Special Use Permit which allowed a 40 foot high, 14 foot x 48 foot off-premise advertising (billboard) sign on property located at 3901 North Rancho Drive (APN: 138-12-110-004), C-2 (General Commercial) Zone, Ward 6 (Mack).
47. U-0151-98(2) - HIPOLITO ANAYA - Required Two Year Review on an approved Special Use Permit which allowed the off-premise sale of beer and wine in conjunction with an existing grocery store at 2551 East Bonanza Road (Mariana's Tortillera) (APN: 139-36-111-000), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
48. U-0023-02 - SAHARA WEST PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF LABOR FINDERS - Request for a Special Use Permit FOR A DAILY LABOR SERVICE located at 4601 West Sahara Avenue, Suite E (APN: 162-07-101-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
49. Z-0076-98(27) - ALBERTSON'S, INC. ON BEHALF OF McDONALD'S CORPORATION - Request for a Review of Condition #9 of an approved Site Development Plan Review [Z-0076-98(14)] WHICH PROHIBITED DRIVE-THROUGH RESTAURANTS on 23.31 acres located adjacent to northeast corner of Durango Drive and Farm Road (APN: 125-17-601-009), TC (Town Center) Zone, Ward 6 (Mack).
50. U-0028-02 - ALBERTSON'S, INC. ON BEHALF OF McDONALD'S CORPORATION - Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THRU on 23.31 acres located adjacent to northeast corner of Durango Drive and Farm Road (APN: 125-17-601-009), TC (Town Center) Zone, Ward 6 (Mack).

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51. **Z-0076-98(28) - ALBERTSON'S, INC. ON BEHALF OF McDONALD'S CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED RESTAURANT WITH DRIVE-THRU on 23.31 acres located adjacent to northeast corner of Durango Drive and Farm Road (APN: 125-17-601-009), TC (Town Center) Zone, Ward 6 (Mack).
52. **Z-0096-00(1) - BHP INVESTORS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 300 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15.31 acres located adjacent to the northwest corner of Rancho Drive and Coran Lane (a portion of APN: 139-19-601-003), C-2 (General Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 5 (Weekly).
53. **Z-0034-81(12) - CROSSROADS COMMONS LIMITED, LIMITED LIABILITY COMPANY** - Request for a Review of Conditions #2 and #3 of an approved Site Development Plan Review [Z-0034-81(11)] TO ALLOW LIGHT POLES WITH A MAXIMUM HEIGHT OF 35 FEET WHERE 15 FEET IS THE MAXIMUM HEIGHT ALLOWED located adjacent to the southeast corner of Charleston Boulevard and Fort Apache Road (APN: 163 05-101-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (L.B. McDonald).
54. **Z-0060-00(1) - GREYSTONE HOMES** - Request for a Review of Condition #4 of an approved Rezoning TO ALLOW A 15.4 FOOT REAR YARD SETBACK WHERE 18 FEET WAS THE MINIMUM REQUIRED on 17.7 acres adjacent located on the southwest corner of the intersection of Elkhorn Road and Bradley Road (APN: 125-24-110-001 through 053), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).
55. **MSH-0001-02 - CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO INCLUDE AN INTERCHANGE AT HORSE DRIVE AND U.S. 95; AN OVERPASS AT GRAND CANYON DRIVE AND U.S. 95; AND INCREASE RIGHT-OF-WAY WIDTH FROM 80-FEET TO 100-FEET ON FORT APACHE ROAD AND HORSE DRIVE BETWEEN GRAND CANYON DRIVE AND MOCCASIN ROAD, Ward 6 (Mack).
56. **VAC-0023-02 - CLARK COUNTY SCHOOL DISTRICT ON BEHALF OF CITY OF LAS VEGAS** - Petition to vacate an excess portion of right-of-way generally located adjacent to the east side of Thom Boulevard, north of Alexander Road, Ward 6 (Mack).

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57. VAC-0024-02 - SUMMERLIN COUNCIL ON BEHALF OF HOWARD HUGHES PROPERTIES, INC. - Petition to vacate a public drainage easement generally located east of the western beltway, north of Charleston Boulevard, Ward 2 (L. B. McDonald).
58. VAC-0025-02 - FARM AND ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY - Petition to vacate a public sewer line easement generally located at the southeast corner of Alexander Road and Tenaya Way, Ward 4 (Brown).
59. VAC-0026-02 - PREM LAND, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES - Petition to vacate portions of Brent Lane, Duneville Street, Guy Avenue and Jones Boulevard, generally located at the southeast corner Jones Boulevard and Brent Lane, Ward 6 (Mack).
60. VAC-0028-02 - HEARTHSTONE HOMEBUILDERS, INC., ET AL - Petition to vacate a public sewer easement and U.S. Government Patent Easements generally located east of Durango Drive and north and south of Gowan Road, Ward 4 (Brown).
61. Z-0108-63(32) - KATSUM, LIMITED LIABILITY COMPANY ON BEHALF OF PATCO BUILDING SYSTEMS - Request for a Site Development Plan Review FOR AN ADDITION TO, AND RENOVATION OF AN EXISTING BUILDING on 0.69 acres located at 2950 West Sahara Avenue (APN: 162-05-816-006), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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NON-PUBLIC HEARING ITEMS:

62. ABEYANCE - Z-0050-98(1) - CLARK COUNTY - Request for a Site Development Plan Review FOR A PARKING LOT and for a Waiver of the Downtown Centennial Plan Landscape Requirements on 1.05 acres located at 428 Casino Center Boulevard (APN: 139-34-210-036 through 041), R-4 (High Density Residential) Zone under Resolution of Intent to C-V (Civic), Ward 3 (Reese).
63. ABEYANCE - SD-0009-02 - CHARLES W. AND VICKI L. SATHER ON BEHALF OF BAUCHMAN GAMING - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 45 SPACE PARKING LOT ADDITION on 0.39 acres located adjacent to the northwest corner of Spring Road and Willow Trail (APN: 139-19-703-017), C-2 (General Commercial) Zone, Ward 5 (Weekly).
64. Z-0076-98(29) - CENTENNIAL CROSSROADS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review TO MODIFY ONE PAD SITE AND THE LAYOUT OF ONE PARKING AREA located adjacent to the west side of John Herbert Boulevard, between Buffalo Drive and Sky Pointe Drive (APN: 125-21-810-006), TC (Town Center) Zone, Ward 6 (Mack).
65. Z-0058-00(2) - WEST GOWAN, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR THE REDESIGN OF A PREVIOUSLY APPROVED OFFICE DEVELOPMENT on 4.1 acres located adjacent to the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development) Zone, Ward 4 (Brown).
66. SD-0007-02 - PETERSON BROTHERS EQUIPMENT - Request for a Site Development Plan Review FOR A PROPOSED 7,033 SQUARE FOOT MULTI-TENANT AUTO RELATED FACILITY (PHASE I) AND FOR A REDUCTION IN THE PERIMETER AND PARKING LOT LANDSCAPE PLANTER ISLAND REQUIREMENTS on 1.32 acres located adjacent to the north side of Ricky Road approximately 215 feet east of Rancho Drive (APN: 138-12-710-055 and 056), C-2 (General Commercial) Zone, Ward 6 (Mack).
67. SD-0015-02 - SUZANNE GALANOS ON BEHALF OF NEVADA TELEPHONE - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Landscape Requirements FOR A TWO-STORY 2,790 SQUARE FOOT ADDITION TO AN EXISTING OFFICE on 1.0 acre

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located at 1700 South Main Street (APN: 162-03-301-002), C-2 (General Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

68. TA-0006-02 - CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards to permit commercial uses in the M-TC (Medium Density Residential - Town Center) by conditional approval, Ward 6 (Mack).
69. TA-0007-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Section 19.06.110.E of the Zoning Code to clarify the landscaping requirement for projects in the Centennial Hills Town Center, Ward 6 (Mack).

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.